093.0	0004	0027.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	626,200 / 626,200
					USE VALUE:	626,200 / 626,200
					ASSESSED:	626,200 / 626,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		RONALD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STEELE KERRI L NOONAN TR/
Owner 2:	KERRI L NOONAN STEELE
Owner 3:	REVOCABLE TRUST
Street 1:	42 RONALD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	STEELE JONATHAN W -
Owner 2:	STEELE NOONAN L KERRI -
Street 1:	42 RONALD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,400 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Vinyl Exterior and 1240 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5400.000	218,800		407,400	626,200
Total Card	0.124	218,800		407,400	626,200
Total Parcel	0.124	218,800		407,400	626,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 505.00 | /Parcel: 505.0

Legal Description

User Acct 60524

GIS Ref

GIS Ref

Insp Date 09/25/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 093.0-0004-0027.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	218,900	0	5,400.	407,400	626,300	626,300	Year End Roll	12/18/2019
2019	101	FV	188,900	0	5,400.	413,200	602,100	602,100	Year End Roll	1/3/2019
2018	101	FV	194,300	0	5,400.	308,500	502,800	502,800	Year End Roll	12/20/2017
2017	101	FV	194,300	0	5,400.	279,400	473,700	473,700	Year End Roll	1/3/2017
2016	101	FV	194,300	0	5,400.	267,700	462,000	462,000	Year End	1/4/2016
2015	101	FV	183,800	0	5,400.	227,000	410,800	410,800	Year End Roll	12/11/2014
2014	101	FV	183,800	0	5,400.	215,300	399,100	399,100	Year End Roll	12/16/2013
2013	101	FV	183,800	0	5,400.	204,900	388,700	388,700		12/13/2012

!7626!

PRINT

Date	Time
12/10/20	22:14:39

LAST REV

Date	Time
10/02/18	09:33:31
apro	
7626	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STEELE JONATHAN	63742-21		6/12/2014	Convenience	1	No	No		
CEURVELS CATHER	48764-573		12/29/2006		415,000	No	No		
	8140-210		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/7/2013	1485	Manual	3,200	C				
5/29/2013	755	Re-Roof	7,120	C				
9/9/2009	827	Porch	2,000					
6/9/2009	452	Porch	2,000					
11/8/1993	554	Manual	6,000					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
9/25/2018	Inspected	CC	Chris C
9/25/2018	Inspected	CC	Chris C
8/21/2018	MEAS&NOTICE	BS	Barbara S
4/30/2014	External Ins	PC	PHIL C
1/29/2014	Info Fm Prmt	EMK	Ellen K
6/19/2013	Info Fm Prmt	EMK	Ellen K
12/5/2008	Meas/Inspect	163	PATRIOT
4/16/2007	MLS	MM	Mary M
2/2/2000	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	60524
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400		Sq. Ft.	Site		0	70.	1.08	5									407,401						407,400	

Total AC/HA: 0.12397 | Total SF/SM: 5400 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 407,401 | Spl Credit | Total: 407,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.97757620
Adj $ / SQ:	164.966
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	317122
Depreciation:	98308
Depreciated Total:	218814

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

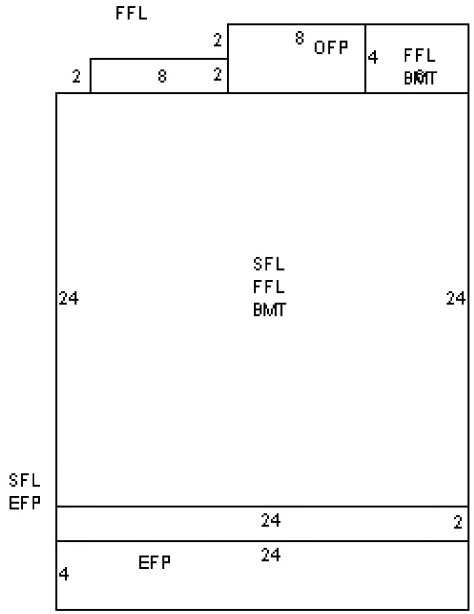
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	164.97
Special Features:	0	Val/Su Net:	108.53
Final Total:	218800	Val/Su SzAd	176.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	624	164.970	102,939
FFL	First Floor	616	164.970	101,619
BMT	Basement	600	49.490	29,694
EFP	Enclos Porch	144	45.100	6,494
OFP	Open Porch	32	43.010	1,376

Net Sketched Area:	2,016			Total:	242,122
Size Ad	1240	Gross Are	2016	FinArea	1240

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

093.0-0004-0027.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2003	0.00	T	12.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	